



MULTI-FAMILY DEVELOPMENT PLAN

TECHNICAL REQUIREMENTS FOR ZONING REVIEW, p. 1 of 3

The following elements must be shown for zoning review purposes.

Staff Appl

ON EVERY PAGE

- ☐ ☐ north indicator, graphic scale, sheet number
- ☐ ☐ title block near lower right corner

COVER PAGE

- ☐ ☐ names, addresses, telephone, fax, email information of preparer, applicant, property owner

DATA TABLES

- ☐ ☐ area of subject property
- ☐ ☐ number of dwelling units
- ☐ ☐ number of lots
- ☐ ☐ required max. lot coverage, max. building height, min. lot area, min. lot width
- ☐ ☐ % of site covered with impervious surface
- ☐ ☐ description of proposed land uses
- ☐ ☐ % of site covered with impervious surface
- ☐ ☐ density of the development and number of units in each floor plan, with square footage
- ☐ ☐ if boarding house, fraternity, sorority, dormitory, state designed occupancy (minimum lot area depends on this)

FENCING

- ☐ ☐ location of all walls, fencing, and screening, including interior fencing
- ☐ ☐ location of controlled access gates, gate control pedestals, and key boxes
- ☐ ☐ detail of concrete footings for any masonry, stone, or concrete fence
- ☐ ☐ elevations of all walls, fencing, and screening, including dimensions and materials of fences, posts, and "mowing edge"
- ☐ ☐ turnarounds prior to controlled access gates
- ☐ ☐ main entrance features combining landscaping, walls, signs, street pavers

PARKING AND LOADING

- ☐ ☐ data table showing compliance with off street parking standards, zoning article XV
- ☐ ☐ location and dimensions of all parking areas, open areas, and recreational areas; label parking spaces that are covered
- ☐ ☐ location of all refuse and recycling containers and required screening
- ☐ ☐ internal driveways dimensioned to show an offset of 30 feet for every 500 feet in a straight length

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SITE LAYOUT

- ☐ ☐ zoning, land uses for land within 200 feet of site boundary
- ☐ ☐ all building footprints, dimensioned; labeled with gross square footage, height, and stories; showing orientation of entrance and access
- ☐ ☐ distance from property lines to buildings and from building to building (dimensions showing adherence to 11-400 building separation requirements)
- ☐ ☐ existing and proposed public and private rights-of-way and walkways dedicated to public use, easements located on or adjacent to the plan area, and access points
- ☐ ☐ existing structures and fences, labeled whether they are to be removed
- ☐ ☐ existing uses adjacent to site
- ☐ ☐ height setback envelope shown on the periphery of the development plan
- ☐ ☐ if 50+ units, location of directory sign near main entrance
- ☐ ☐ proposed sidewalks along streets
- ☐ ☐ required minimum setbacks, including interior setbacks
- ☐ ☐ surveyed site boundaries and acreage as determined by a licensed engineer or surveyor
- ☐ ☐ all paving and other impervious surface, dimensioned; label garages and carports
- ☐ ☐ patios and balconies, dimensioned
- ☐ ☐ general topographic conditions, significant natural features, and 100 year flood plain
- ☐ ☐ demonstration that the site meets:
 - any residential adjacency requirements
 - standards for specific uses, zoning article XII
 - the standards of the applicable zoning district, SUP, special exceptions, overlays, conditional use requirements

ADDITIONAL REQUIREMENTS

- ☐ ☐ if provided: label recreational amenities, on-site child care facilities, laundry facilities, non smoking buildings
- ☐ ☐ elevations of perimeter and interior fencing [NOTE: no fence permit is required in conjunction with new development, so fences are reviewed at time of site plan]
- ☐ ☐ typical floor plan for each type of unit, labeled with total floor area

TYPICAL BUILDING ELEVATIONS

- ☐ ☐ demonstrate adherence to maximum building height restrictions, zoning section 11-1000 and to height-setback envelope requirements, zoning section 11-1100
- ☐ ☐ location of all mechanical equipment including roof-mounted equipment, storage areas, loading areas and screening
- ☐ ☐ typical elevations of all sides of the development showing the character of the structures
- ☐ ☐ roof design, pitch, and materials of garages and perimeter carports, and main structures
- ☐ ☐ exterior materials; coverings of balconies, stairways, landings, and primary walkways

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LANDSCAPE PLAN

- ☐ ☐ landscape plan per Article XIV and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping, and screening

LIGHTING PLAN

- ☐ ☐ lighting plan showing conformance to Crime Prevention Through Environmental Design (CPTED) standards and methods of preventing impact on adjacent residential uses

Preparer's Signature: _____

Printed Name: _____

Date: _____